

**MINUTES OF REGULAR MEETING
OF
GREENSBORO PLANNING BOARD
AUGUST 16, 2006**

The Greensboro Planning Board met in regular session on Wednesday, August 16, 2006 at 2:03 p.m., in the City Council Chambers, 2nd floor, Melvin Municipal Office Building. Board members present were: Chair Dick Hall, Velma Speight-Buford, Mike Fox, Joel Landau, Stephen Marks, John Rhodes, Daron Sellars. Planning staff present were Alec MacIntosh, Jimmy Person and Ricky Hurley.

Chair Hall called the Planning Board into session.

APPROVAL OF MINUTES OF THE JULY 27, 2006 SPECIAL MEETING:

Mr. Landau moved to approve the minutes, seconded by Mr. Sellars. The Board voted unanimously in favor of the motion.

PUBLIC HEARINGS:

A. RESOLUTION CLOSING AN UNNAMED 50-FOOT-WIDE STREET RUNNING FROM SUMMIT AVENUE BETWEEN THE LOTS AT 5715 AND 5717 NORTHWESTWARD TO ITS TERMINUS, A DISTANCE OF APPROXIMATELY 300 FEET. (RECOMMENDED)

Jimmy Person stated that the right-of-way was dedicated on the plat of Camp Herman Addition of Hardie Farm recorded in 1945 (P.B. 14, Pg. 14). Street improvements were never constructed within this right-of-way ("paper street"), and the grading and the lot and street layout in the new development under construction past the end of the street preclude any extension for purposes of traffic circulation. The two abutting owners have signed the closing petition (100% petition). There is no public water line or sewer line in this street right-of-way. The Technical Review Committee (TRC) feels circumstances here allow the City to make the two required determinations for a street closing: (1) that the closing is not contrary to the public interest and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress. Therefore, the Technical Review Committee (TRC) recommends the closing.

Mr. Bryson arrived and participated in the remainder of the meeting.

At the public hearing, Charlie Melvin, attorney, said he was present to answer any questions from the Board.

After some discussion, Mr. Rhodes moved to recommend the street closing to City Council, seconded by Mr. Landau. The Board voted 7-0 in favor of the motion: (Ayes: Hall, Bryson, Speight-Buford, Fox, Landau, Marks, Rhodes, Sellars. Nays: None.)

B. RESOLUTION CLOSING A RESIDUAL PORTION OF BRIDFORD PARKWAY LOCATED SOUTH OF EAGLE ROAD, EAST OF THE REALIGNED BRIDFORD PARKWAY AND NORTH OF THE URBAN LOOP THOROUGHFARE. (RECOMMENDED)

Jimmy Person stated that this street was dedicated in 1994 on the plat of Bridford Parkway. The portion requested for closing was paved and in use for 10+ years, but the pavement has now been removed. The pavement and the right-of-way have been realigned in conjunction with construction of the Urban Loop, leaving a residual portion no longer needed for traffic circulation. The owner of 100% of the abutting frontage has signed the closing petition. There is a 12-inch water line and a short section of 8-inch sewer line in the section requested for closing. The City will retain a 20 foot easement over each

until the line is no longer needed for public service. A 15 foot easement will be retained over any other existing utility line until the line is no longer needed for public service. TRC feels that the two required determinations for a street closing can be made and therefore recommends this street closing.

There were no speakers at the public hearing.

After some discussion, Mr. Bryson moved to recommend the street closing to City Council, seconded by Mr. Rhodes. The Board voted 8-0 in favor of the motion: (Ayes: Hall, Bryson, Speight-Buford, Fox, Landau, Marks, Rhodes, Sellars. Nays: None.)

C. RESOLUTION CLOSING MCGIRT STREET FROM THE SOUTH O. HENRY BOULEVARD FRONTAGE ROAD WESTWARD THEN NORTHWARD TO ITS TERMINUS, A DISTANCE OF APPROXIMATELY 750 FEET. (RECOMMENDED)

Jimmy Person stated that this right-of-way was dedicated on the plat of the McAdoo and King Subdivision recorded in 1909 (P.B. 4, Pg. 31). In the section of right-of-way running westward from the frontage road, there is gravel used as a shared driveway by the two houses beside it. Going northward after the bend the right-of-way appears not to be used for travel. The closing petition has been signed by 5 of the 7 abutting property owners, representing 67% of the abutting frontage. Each abutting property has frontage on either S. Booker Street or on the O. Henry Boulevard frontage road, which are paved and publicly maintained. There are water and sewer lines in the southern part of the street; upon street closing a 20 foot easement will be retained over each line until no longer needed for public service. The TRC feels circumstances here allow the City to make the two required determinations for a street closing, and therefore it recommends the closing.

There were no speakers at the public hearing.

After some discussion, Mr. Rhodes moved to recommend the street closing to city Council, seconded by Mr. Bryson. The Board voted 8-0 in favor of the motion: (Ayes: Hall, Bryson, Speight-Buford, Fox, Landau, Marks, Rhodes, Sellars. Nays: None.)

Mr. Koonce arrived and participated in the remainder of the meeting.

ANNEXATION PETITION:

A. ORDINANCE ANNEXING PROPERTY OF GLENN H. AND CAREY A. CAMPBELL AT 3130 AND 3148-3166 HINES CHAPEL ROAD – 154.5-ACRE CONTIGUOUS ANNEXATION. (RECOMMENDED)

Alec MacIntosh stated that this property abuts the primary city limits along its south side and a previous satellite annexation (future Thornton subdivision) along a portion of its north side. It is just within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan. There are 1 or 2 houses on the property now, but it is proposed for development with up to 225 townhouses on the northern part and up to 300 houses on the eastern and southern part. The Thornton subdivision on the north side of Hines Chapel Road will be extending a 12-inch City water line along that street across most of this annexation's frontage. Arrangements have been made among the County, the City, and the developer for the construction of a new lift station, a force main, and several gravity outfalls so as to extend sewer service to this property and to provide the major sewer infrastructure needed to serve a large area west and northwest of his property back to the primary city limits. Over the years the City has received a high number of inquiries from this area about the availability of sewer service, from both homeowners and owners of vacant land.

Fire service can be provided to this property with relatively high difficulty. The first due response would be from County Station #5 on Hicone Road in 7.16 minutes, which exceeds the City's 6-minute standard for response. Response time from the nearest City station would be 8.75 minutes, and 9.23 minutes from the second-nearest City station. The Fire Department's concerns are twofold, on account of those response times and on account of the additional development to be expected as a consequence of sewer availability. Also, it wishes to point out that street connectivity to Nichols Avenue and Brame Road would be a tremendous advantage to all City services. The tax map for this area shows both streets having right-of-way ending at this property's western line. GDOT also considers this a high priority. The first-draft sketch plan shown by the developer's engineer to GDOT shows both these connections eventually being made.

The future extension of East Cone Boulevard, would run east-west through the southernmost part of the property.

The Police Department estimates modest impact on its service provision, with a need for 0.8 additional officers at full build out. Other City services can be provided in a manner similar to their provision to the previously-annexed properties just to the north. The TRC recommends this annexation.

There were no speakers at the public hearing.

Several of the Board members expressed grave concerns about development beginning in this area without substantial fire protection. Mr. MacIntosh assured the Board members that he would pass their concerns along to City Council for their consideration.

In addition to the fire service concern, Mr. Landau brought up a question concerning whether the developer will be responsible for sharing the costs of the City services that would be needed for this area. Mr. Rhodes indicated that he is also concerned about the lack of fire protection in this immediate area.

Charlie Melvin, attorney representing the applicants, stated that the developer is responsible for a large portion of the costs of this development and related City services. There has been a series of negotiations among the County, City and the developer. It is hoped by the governmental agencies that this area will be opened up for future development in this area.

In response to a question concerning the time frame involved in this development, Gary Johnson, developer for the proposed project, stated that it would probably be at least 1 ½ years before any substantial construction will actually begin on any proposed homes. They, too, are concerned about the lack of fire protection and sewer services in this area and are trying diligently to address these concerns with all agencies involved.

Chair Hall wanted to be sure that the costs borne by the City for sewer would be fair, but not too large.

After some discussion, Mr. Bryson moved to recommend the annexation to City Council, seconded by Mr. Fox. The Board voted 8-1 in favor of the motion: (Ayes: Hall, Bryson, Speight-Buford, Fox, Koonce, Marks, Rhodes, Sellars. Nays: Landau.)

ITEMS FROM THE CHAIRMAN:

Chair Hall welcomed new Board member Velma Speight-Buford.

Several Board members indicated that there is a need for training sessions for the newer members which would also clarify some of the issues that the Board faces, making the Board more effective.

Mr. MacIntosh stated that he felt this would be a good idea and the Department would start putting something in motion in this regard within the next couple of months.

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There being no further business before the Board, the meeting was adjourned at 3:49 p.m.

Respectfully submitted,

Richard W. Hails, AICP
Planning Director

RWH/jd